

VILLAGE OF BREWSTER

BOARD OF TRUSTEES

October 19, 2011

Minutes

The Board of Trustees of the Village of Brewster held a regular meeting and two Public Hearings beginning at 7:33 PM on October 19, 2011 at Village Hall, 50 Main Street, Brewster, New York.

Attendees:

Mayor: James Schoenig

Deputy Mayor and Trustee: Christine Piccini

Trustees; Tom Boissonnault, Terri Stockburger

Village Engineer: John Folchetti

Village Counsel: Anthony Molé,

Clerk & Treasurer: Peter Hansen

Village Police: John Del Gardo

Absent:

Mary Bryde

Pledge to flag.

Notation of Exits

Mayor Schoenig opened the meeting at 7:33 PM, Trustee Stockburger 2nd all in favor 4 to 0.

1. Trustee Stockburger motions to declare Lead Agency on the 450 N. Main Street Rezoning Petition and authorize submission of the 239-m notice to Putnam County, Deputy Mayor Piccini 2nd all in favor 4 to 0.
2. Mayor Schoenig motions to open the Public Hearing on the Rezoning Petition for 450 N. Main Street at 7:34, Deputy Mayor Piccini 2nd all in favor 4 to 0.
 - 1.2.1. Mark Anderson spoke in favor of the rezoning petition and referenced a letter submitted (and included in these minutes).
 - 1.2.2. Richard Ruchala spoke against the rezoning petition and submitted a letter (included in these minutes.)
 - 1.2.3. Michael Ligouri spoke to allegations that the landlord was non-responsive to his tenants as a reason for vacancies. Mr. Ligouri went on to say that he supports Mark Anderson's comments in full and thanks him for his support. Mr. Ligouri says the property owner says he can market his space if he can put a tavern establishment into a vacant space. Mr. Ligouri agrees and thinks this would be a successful business and a good addition to the "hub" of the village. Mr. Ligouri believes a tavern would attract the commuters debarking the commuter train. Mr. Ligouri said the location of 450 N. Main on the other side of Hoyt St. is the only thing separating him from a B1 designation.
 - 1.2.4. [all correspondence received to date is included in these minutes]
 - 1.2.5. Mayor Schoenig motions to continue the public hearing on 11/16/11 at 7:30 PM or as soon thereafter as possible at 50 Main Street, Brewster, NY 10509, Trustee Boissonnault 2nd all in favor 4 to 0.
3. Mayor Schoenig motions to open the Public Hearing on the Microenterprise Grant Program at 7:49 PM, Trustee Stockburger 2nd all in favor 4 to 0. The Village is seeking public input and to provide information on the grant.
 - 1.3.1. Deputy Mayor Piccini provides information on the grant application and the interest generated by potential applicants so far. Deputy Mayor Piccini explains the application needs to be submitted under a different funding process and we have a deadline for submittal. If we are successful in this application, any dollars distributed to existing businesses must include an equal amount distributed to new businesses.

- 1.3.2. Tyler Murello asks who made the change to the process. Deputy Mayor Piccini explained that Governor Cuomo initiated the new process which now has regional review. Mr. Murello asks if this is a “use it or lose it” type grant. Deputy Mayor Piccini believes that it will be.
- 1.3.3. Mark Anderson asks about advocates for the Village of Brewster. Does the Village have any pull in Albany since Senator Leibell no longer represents us. Mayor Schoenig said he is cultivating a relationship with Assemblyman Katz and has other connections who would be willing to act on our behalf.
- 1.3.4. Richard Ruchala asks when he can use this grant to attract new business tenants. Mr. Ruchala asks several questions regarding the process, schedule and timing. Deputy Mayor Piccini says those points are still undefined, or if they are defined have not been communicated to us. Mr. Ruchala asks if we can find out when the opportunity for funds expires after a new business moves in. Deputy Mayor Piccini said she will find out as much detail as is available.
- 1.3.5. David Kulo asks if the time frame can be six months to a year. Deputy Mayor Piccini says that is certainly possible. Mr. Kulo asks if there will be widespread publicity around this. Deputy Mayor Piccini responds in the affirmative.
- 1.3.6. John Folchetti asks if the definition of a “new” business has been defined? Deputy Mayor Piccini says that the requirements were defined on the previous process but we need to clarify if those same requirements are still in effect.
- 1.3.7. There being no further comment, Trustee Stockburger motions to close the Public Hearing, Trustee Boissonnault 2nd all in favor 4 to 0.

4. Monthly Reports

- 4.1. Engineer’s Report – John Folchetti. Mayor Schoenig motions to accept the Engineer’s Report Trustee Stockburger 2nd all in favor 4 to 0. Engineer’s report is attached to these minutes.
 - 4.2. Police Report – John Del Gardo. Deputy Mayor Piccini motions to accept the Police Report for September (with one date changed from June to September, Trustee Stockburger 2nd all in favor 4 to 0. The Police Report is attached to these minutes.
 - 4.3. Planning Board Report – Dave Kulo. Deputy Mayor Piccini motions to accept the Planning Board Report for September, Trustee Stockburger 2nd all in favor 4 to 0. The Planning Board Report is attached to these minutes.
 - 4.4. Zoning Board of Appeals Report – Richard Ruchala provided information on 571 N. Main St. parking. The ZBA has imposed parking restrictions at this location as part of its approval and is referring the matter back to the Planning Board. The Boost Mobile Sign variance is scheduled for November 14, 2011 pending formal written application. Mayor Schoenig motions to accept the ZBA report for September, Trustee Stockburger 2nd, all in favor 4 to 0. There is no written monthly report for attachment.
 - 4.5. Code Enforcement Report – Mayor Schoenig motions to accept the Code Enforcement Report September, Deputy Mayor Piccini 2nd all in favor 4 to 0. The Code Enforcement Report is attached to these minutes.
5. 2012 Truck Award – We received four bids. Dan Crawford recommended the lowest responsible bidder be awarded the contract. Danbury Dodge is the selected vendor. Mayor Schoenig motions to award the contract to Danbury Dodge who met our specifications at the lowest price for \$64,729.00, Deputy Mayor Piccini 2nd all in favor 4 to 0.
 6. Draft Blight Study – Mayor Schoenig motions to adopt Resolution No. 101911-1 for the Draft Blight Study, Trustee Stockburger 2nd all in favor 4 to 0. (resolution is attached to these minutes.)
 7. Recognition of Outstanding Citizenship – tabled until November 2, 2011.
 8. Promotional Video – Trustee Stockburger motions to approve payment for the video, Deputy Mayor Piccini 2nd all in favor 4 to 0.

9. Ragamuffin Parade Permit – Trustee Boissonnault motions to approve the Parade permit for First Baptist Church of Brewster’s “Ragamuffin Parade” on October 30, 2011 from the Village Train Station to Markel Park beginning at 1 PM. Block the road beginning at 12:30 PM. Mayor Schoenig 2nd all in favor 4 to 0.
10. Set Public Hearing - Refuse Rents. Mayor Schoenig motions to set a Public Hearing November 2nd 2011 at 7:31 PM at 50 Main St. Brewster, NY 10509.
11. SEQR – Microenterprise Grant, Negative Declaration. Deputy Mayor Piccini motions to declare the Village of Brewster’s intent to be Lead Agency for this unlisted action with 239-m notices to be sent to involved agencies , Trustee Boissonnault 2nd all in favor 4 to 0.
12. Create Capital Projects
 - 12.1. Wells Brook Retrofit – Mayor Schoenig motions to create capital project for Wells Brook Retrofit H61, Trustee Stockburger 2nd all in favor 4 to 0.
 - 12.2. Tonetta Brook Retrofit - Mayor Schoenig motions to create a capital project for Tonetta Brook Retrofit H62, Trustee Stockburger 2nd all in favor 4 to 0.
13. Correspondence sent-received – Mayor Schoenig motions to approve Correspondence Sent Received, Deputy Mayor Piccini 2nd all in favor.
14. October 5th Minutes for approval – Mayor Schoenig motions to approve the minutes for October 5th Trustee Stockburger 2nd all in favor 4 to 0.
15. Vouchers Payable

15.1. A	General	\$57,437.19
15.2. F	Water	17,052.61
15.3. G	Sewer Operations	66,520.82
15.4. H05	50 Main	1,552.67
15.5. H10	Wastewater Capital	660.00
15.6. TA	Trust and Agency	1,785.79
	Total Vouchers Payable	\$145,009.08

Mayor Schoenig motions to approve vouchers payable, Deputy Mayor Piccini 2nd all in favor 4 to 0.
16. Other Business
 - 16.1. Trustee Stockburger says she is waiting for the vectorized file. Hansen said the file was emailed to Trustee Stockburger. Trustee Stockburger is not aware of receiving this file. Hansen will resend and Trustee Stockburger will recheck her email.
 - 16.2. Mayor Schoenig says we have not received approval from Connecticut for the Connecticut Registration inquiry. Mayor Schoenig asked Counsel the status of the impounded vehicle title. Counsel says he needs to research the process and then will proceed.
17. New Business
 - 17.1. Deputy Mayor Piccini attended a public hearing regarding the Garden Street School closing. The attendees were told there are other interested parties for leasing the building and the School District’s hope is leaseholder improvements will be made ultimately reducing the cost of the projected \$11,000,000 renovation currently projected. Deputy Mayor Piccini suggests we might want the Village to have an official representative on the mentioned evaluation committee for future uses.
 - 17.2. Trustee Boissonnault wonders what the road at the school will turn into. Will the playground be left in place? Who will maintain it?
 - 17.3. Mayor Schoenig suggests Deputy Mayor Piccini should be our representative on the Garden Street School post-use evaluation committee.
 - 17.4. Trustee Boissonnault asks that Prospect Street be shut down during the Halloween celebration. Trustee Boissonnault asked about the status of the Passive Recreation Park. Trustee Boissonnault motioned to authorize the Brewster Village Police to close sections of Prospect Street and Wells as they see fit, Mayor Schoenig 2nd all in favor 4 to 0. Hansen said we should be moving forward on all the easements DEP is processing.

17.5. Senator Ball has asked for a nominee for the Veterans Hall of Fame to be awarded at his annual Thanksgiving Dinner. The Board of Trustees discussed this and selected Art Hanley as their nominee. Art will be asked to fill out the application and the Village of Brewster will submit as their nominee. The Town of Southeast was also mentioned as possibly supporting Mr. Hanley as a nominee. Mayor Schoenig will follow up with them at their regular Council meeting Thursday night.

18. Public Comment

18.1. Denis Castelli thanks the Village of Brewster for their support and cooperation for the Moving Wall procession.

19. Mayor Schoenig motions to go into executive session to discuss litigation, Deputy Mayor Piccini 2nd all in favor 4 to 0. Mayor Schoenig motions to come out of executive session, resume the regular meeting and adjourn.

RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF BREWSTER, IN RELATION TO THE DRAFT BLIGHT DETERMINATION STUDY FOR THE DOWNTOWN CORE AND MASS TRANSIT CORRIDOR

WHEREAS, the Board of Trustees of the Village of Brewster ("Village Board") is committed to the redevelopment of its Downtown Core and Mass Transit Corridor through clearance, re-planning, reconstruction, rehabilitation and code enforcement in order to promote the health, safety and welfare of the residents of the Village, and to promote sound growth and economic development of the Village as a whole; and

WHEREAS, in May 2011, the Village of Brewster Board of Trustees voted to issue an RFP for a consultant to prepare a Blight Study regarding the Downtown Core and Mass Transit Corridor (hereinafter the "Study Area") of the Village and selected Ferrandino and Associates to prepare such a study. The Study Area includes properties fronting on Main Street from Peaceable Hill Road to Michael Nuener Drive, both sides of North Main Street to the edge of the Village and Marvin Area; and

WHEREAS, the Village of Brewster Draft Blight Determination Study, dated October 2011, attached hereto and incorporated herein as Exhibit A has been submitted to the Board of Trustees for their consideration; and

WHEREAS, it is the intention of the Village Board of Trustees to: determine if the Study Area constitutes a "substandard or unsanitary" area which may be appropriate for urban renewal pursuant to GML Sections 502 and 504;

WHEREAS, in the event the Village Board of Trustees determines and finds following all public comment received and reviewed, that it may be appropriate to take all necessary measures to conform to the findings in the Village of Brewster Draft Blight Determination Study, it shall then, proceed and take all necessary steps to include the Study Area in an Urban Renewal Plan pursuant to Sections 502 and 504 of the GML;

Now, Therefore Be It Resolved by the Village Board as follows:

1. That the Village Board of Trustees hereby accepts as complete the Village of Brewster Draft Blight Determination Study, dated October 2011 as prepared by Ferrandino and Associates for the purpose of receiving public comment which constitutes a preliminary step towards the revitalization of the Study Area; and
2. The Village of Brewster Draft Blight Determination Study is available on the Village Website. Hardcopies are available from the Village Clerk at Village Hall the deadline for all comments is November 2, 2011. Comments may be submitted in writing to the Village Clerk or presented verbally at the Public Hearing

Scheduled for November 2, 2011 at 7:30 PM 50 Main Street, Brewster, NY
10509.

Resolution # 101911-1

Motion by: Mayor Schoenig

Seconded: Trustee Stockburger


	For the Motion	Against the Motion
Mayor James J. Schoenig	AYE	
Deputy Mayor Christine Piccini	AYE	
Trustee Teresa Stockburger	AYE	
Trustee Tom Boissonnault	AYE	
Trustee Mary Bryde	ABSENT	

Motion passes: yes
Abstain

I, Peter Brewster Hansen, Clerk of the Village of Brewster, New York, do hereby certify that the above resolution was adopted at a Regular meeting of the Board of Trustees held on October 19, 2011 and is on file and that said resolution has not been altered, amended or revoked and is in full force and effect.

Dated: 10-20-11
Brewster, New York

SEAL OF MUNICIPALITY


Peter Brewster Hansen,
Village Clerk

Village of Brewster Planning Board
David P. Kulo Jr.
Chairman

September 27, 2011

To James Schoenig, *Mayor*
Christine Piccini, *Trustee, Deputy Mayor*
Mary Bryde, *Trustee*
Teresa Stockburger, *Trustee*
Tom Boissonnault, *Trustee*

Re: Rezoning Request for 450 Main Street

The Village Planning Board discussed whether or not to recommend the rezoning request, represented by John J. Hogan and Mark Anderson, to B-1 from PB. I recommend that the Trustees approve the request.

Revitalization is a major goal of all of us in the Village. Public officials need to be responsive to the needs and changes of the market place and work with those responsible for business development to achieve vitality in the Village. 450 Main Street has been vacant for some time and its exposure in the Village negatively impacts the community as a whole.

Arguments from two members of the Board and Richard Ruchula expressed concerns about fairness to other businesses, all of whom scramble for assessable parking. I believe their concerns may be valid, though unsubstantiated. It will be difficult enough to fill these spaces even if a B-1 is granted.

Parking is always a major obstacle to development in the Village. If we open this property to uses under B-1 we allow the market to determine the best uses, professional or retail, suited to the environment that exists.

David Kulo
Chairman, Planning Board

To: D. Kulo and the Village of Brewster Board of Trustees

Fr: Renee Diaz

Re: Rezoning Request for 450 Main St.

The subject property is a mixed use property located at the corner of North Main and Hoyt Streets. There are 3 commercial store fronts on the ground floor and residential apartments on the second floor. Currently the zoning for this parcel is PB (Professional Business) which allows for Personal Services, Offices and Single Family dwellings. The Petitioner requests that the premises be re-zoned to B-1 (Business) to allow for retail, restaurants, and taverns. Also included in this district would be two family and multi family dwellings (upper floors) as well as art galleries and Theater. The petitioner sights his inability to rent the property as the reason for the re-zoning request.

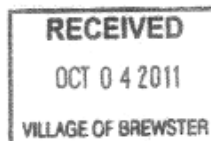
I visited the site of this property on Saturday, October 1, 2011. I saw 2 vacant store fronts that seemed worn and in a state of disrepair. One store front had leaves and debris on the floor. The tiles also appeared to be loose. As I stated previously, perhaps the inability to rent the premises stems from the need for renovation at the site.

I do not believe that re-zoning this parcel would be prudent at this time. The Village is taking steps forward to begin the process of compiling a new Master Plan. If we haphazardly start re-zoning parcels I believe the long term effect will be detrimental to a concise and cohesive plan for the development and growth of the Village. Is not that the goal of a Master plan?

Finally, I also do not want to set a precedent. I fear other landlords of vacant store fronts will follow suit if this property is re-zoned at this time.

The Brewster Flower Garden

50 Main St. (845) 279-5471
Brewster, NY 10509



October 4, 2011

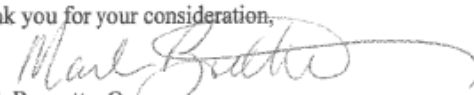
To the Village Board of Trustees:

My name is Mark Buzzetto, the owner of The Brewster Flower garden. I am writing this letter about a concerning issue for the village and my business; the building located at 450 N. Main St.. The current zoning status of this building is correct, however the landlord is unhappy. They are applying for a zoning change, hoping for B1 status. I do not think this will be beneficial to the village.

To accept a B1 zoning application would create a hardship for the block, parking, and my business. Parking availability has decreased since the MTA alterations. They now have more parking than ever before, taking away from parking for my customers. I am also concerned with which type of businesses would be established in this prospective B1 zone. I believe that a bar or restaurant would create problems for the area and eliminate parking for my customers.

The building's current conditions and tenants do not symbolize B1 zoning. The building is old and run-down and the tenants are derelicts. A change in zoning would do nothing positive for the village, because the building is incapable of positive change. In my opinion, I believe it would be in the village's best interest to deny an application for B1 zoning for 450 N. Main st.

Thank you for your consideration,


Mark Buzzetto, Owner
The Brewster Flower Garden

Tyler Murello
15 Putnam Terrace
Brewster, NY 10509



October 3, 2011

Village of Brewster
Mayor and Board of Trustees
50 Main Street
Brewster, NY 10509

Re: Brewster Properties, LLC 450 North Main Rezoning Application

Dear Mayor and Board,

An application was submitted to us for the rezoning of 450 North Main from PB to B1. I personally am in favor of this. In my opinion when the rezoning was done the B1 district should have encompassed this building. It is basically a brick building with stores on the street level and apartments above. This seems to be in total character with the adjoining properties. To me the "end" of Main Street is at the west end of this property and it should be treated as B1 instead of stopping at Hoyt Street.

Growing up here I remember Alexander's Beauty Salon and a doughnut store in this building and both were successful for a number of years.

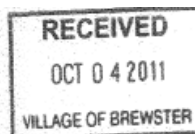
Changing the zoning to B1 would increase the owners chance to rent the spaces thus reducing the amount of vacancies on Main St., which is something I think we would all like to see. And creating more foot traffic would be advantageous to the other stores in the area. When I drive by the parking spots across the street are generally vacant also.

Thank you for your consideration regarding this matter.

Respectfully Yours,

Tyler Murello

October 2, 2011
Canine Cottage
Mary Ann Brooks
2 Main Street
Brewster, NY 10509




To Village Board of Trustees:

Please be advised I am against any change of Zoning for 450 N. Main street. They would take the limited amount of parking and would create a situation where they hurt my business. Parking is at a premium.

Would also appreciate it if you asked the landlord to fix it up. It looks terrible.

Thank you,


Mary Ann Brooks
Canine Cottage

**Village of Brewster
Planning Board**

Village Hall
50 Main Street
Brewster, NY 10509

Recommendation to the Village Board concerning 450 Main Street

The planning board had a split decision at the monthly meeting and agreed to forward individual recommendations to the Village Board.

My recommendations are as follows.

1. On the request to rezone the property from PB to B-1
 - a. Uses in a B-1 zone will likely result in an increased parking requirement and worsen the already restricted parking.
 - b. The proposed/allowable uses of a B-1 Zone would allow for a requirement for long term parking i.e. restaurant/tavern.
 - c. The current buildings operating in the nearby B-1 zone have been operating under reduced parking due to the train station remodeling.
 - d. The current 450 Main Street building has been operating under the current zoning for many years and this request may be the result of the current short term economic conditions.
 - e. Changing 450 Main to B-1 in order to fill storefronts may very well result in the loss of several current businesses already stressed by the lack of parking and the same economical conditions.
 - f. Recommendation is to deny the request.
2. On the request to extend the Parking overlay
 - a. The applicant would gain no relief from expanding the current overlay as they are already have a pre-existing condition and would gain no relief if the overlay was expanded.
 - b. It has been such a short time since the overlays were established and the owner did not request the expansion during the process of creating the districts that no expansion is recommended.

Rick Stockburger
Planning Board Member

Reservoir Realty, LLC

PO Box # 59

Carmel, New York 10512

Tel: 845-279-8214 Fax: 845-279-3634

E-Mail: mark@reservoir-realty.com

www.putnamdutchessrentals.com

10/3/2011

Village of Brewster
Mayor and Board of Trustees
50 Main St.
Brewster, NY 10509

RE: Brewster Properties, LLC 450 North Main St. Rezoning Petition

Dear Mayor and Board:

An application for change of zone from PB to B1 recently was presented to the Planning Board for their consideration. The vote was tied 2-2 regarding recommendation to your Board. While I had to abstain from the vote, as a private citizen I want to support this applicant's request for the following reasons:

The building is in character with the rest of the B1 district and not the PB of which it was zoned. Look at the building. To the left is vacant land and a church, then homes, some converted to professional use, some not. But this building clearly resembles those buildings to the right of it, with storefront at grade and housing above. That the line was Hoyt St. demarcating the change in zone seems arbitrary and done without seeing the reality of how our Village was built.

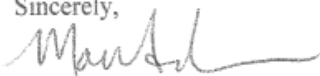
Increasing the number of possible users will help fill vacancy. Vacant stores are not good for the Village. As broker for this property, for example, I just lost a baker/bakery use for both vacancies because the user and their counsel did not see hope that a use variance would be possible to obtain. This was an experienced baker with shops in Mt. Kisco and Port Chester. We are just across from the train station, at the epicenter of the Village, yet we cannot legally rent to this tenant in the current zone.

One shop's customer is also another shop's potential customer. Getting shoppers into the Village is a key to vitality. Vacant stores do not generate traffic. Full stores do. Let parking sort itself out, and note how often, as you drive by, that the 5 free spaces created not long ago across from this address (just north of the train station entry staircase) are ready and available to be used by shoppers to all the downtown businesses. The Village has parking enough to service the buildings that have been here for 100 years. It is the current zoning that has changed over time, not the structure nor the parking available.

We are already thinking in terms of changing zoning because the current zoning has not jump started the Village economy. You are discussing a master plan review. You have created the parking overlay. There were well intentioned zoning laws that have not worked out in practice. I ask that you correct now a decade long injustice to this property owner.

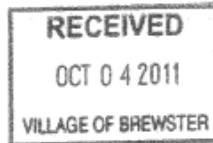
Thank you for your consideration.

Sincerely,



Mark Anderson

HANNAH MEWS, LLC
12 Main St.
PMB 267
BREWSTER, NY 10509
845-279-0200



October 4, 2011

To Whom It May Concern:

The application to the Village Board of Trustee regarding 450 North Main Street, should be denied.

The parking requirements for a B1 type business would create a hardship on the buildings from 2 Main Street to 20 Main Street.

Before the changes to the train station there were 13 Parking spaces 2-20 Main Street. 450 North Main Street had no parking. Since that time parking was created that actually helped 450, the five spaces along trackside north and the five metered parking spaces on Hoyt street. Even with these advances no new tenants have been attracted to this location. The building owner believes the reason to be that he is not in the B1 zone. .

This is a self created hardship. The owner of 450 N. Main Street, has the ability to have retail shops and professional services. I believe this would have a positive impact in this particular area.

The time to discuss this was during the creation of the master plan, where it was considered and rejected. Even during the talks about the overlay parking district, no one mentioned 450 N. Main Street.

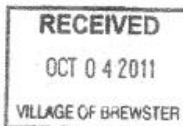
The Village of Brewster should look toward revisiting the master plan, writing an Urban renewal plan and looking for large development projects that would change the character and lower the cost of necessary services to the community.

Changing the Zoning on 450 North Main St. would be a negative for this part of the Village and the Village as a whole.

Sincerely

A handwritten signature in dark ink, appearing to read "R. Ruchala".

Richard Ruchala
Hannah Mew, LLC



4 October 2011

To:

The Village Board of Trustees

Ladies & Gentlemen,

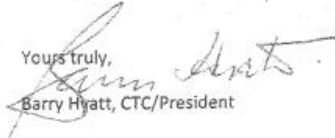
As a merchant at the same address on North Main Street since October 1962 I wish to express my opposition to the proposal to re-zone the building at 450 N.Main Street to B-1.

It is my belief such a change would have a negative effect on the character of this neighborhood.

When I opened my business 49 years ago the building we're discussing was occupied by Al's Beauty Salon and Tom Manning's Insurance Office, tenants of long duration. After they vacated the premises gradually fall into a state of visible disrepair, which is unfortunate for the appearance on this side of the Village.

Instead of rezoning the building I would suggest it be renovated, better to attract tenants.

Yours truly,


Barry Hyatt, CTC/President

Dottie Maguire's Celtic Imports

4 Main Street

Brewster, NY 10509



October 4, 2011

To Whom It May Concern:

It is my understanding that North Main Street would like to rezone to B-1. The type of businesses this zoning change would attract would not be beneficial to this particular area of the Village. I would like the zoning to remain as it is with the hope that more retain stores such as mine would be attracted to the area. Rezoning to B-1 would also create parking problems.

I am against this zoning change.

Sincerely,



Dottie Maguire

**VILLAGE OF BREWSTER
MONTHLY PROGRESS REPORT**

1. <u>GENERAL INFORMATION</u>		
Report No: 10 of 2011	Date: 10/19/2011	Contract No:
Facility Name: VOB / WASTEWATER TREATMENT PLANT		

2. <u>ENGINEERS STATUS OF PROJECT</u> (Narrative description of the Upgrade Project tasks (and subtasks) undertaken by the Engineer as set forth in the Engineer's Contract and Scope of Work including:)	
a.	Activities completed this month (attach additional pages as needed)
	<ul style="list-style-type: none"> • Plant flows averaged 167,000 gpd for the month of September 2011 • Received price quote from Siemens for thirty (30) replacement membrane modules. The quoted price is \$33,750. STES will perform the module replacement. • Received price quote from IANCONO, Inc. to replace low voltage transformer and programmable logic controller on CMF Compressor #1. Respective equipment control parts failed during 8/28/11 storm event. The quoted price is \$3,872.91.
b.	Status of activities in progress this month (attach additional pages as needed):
	<ul style="list-style-type: none"> • STES to get price quote to replace mechanical mixing units on rapid mix tank and thickener tank influent chamber • JRFA developed Plant Operations Charts to be used by operators to improve sludge thickening process • Continue adjusting and evaluating sludge thickening process
c.	Activities scheduled (attach additional pages as needed):
	<ul style="list-style-type: none"> • Implement aerobic digestion of sludge in Equalization Tank chamber to reduce the volume of sludge transported off site • STES and JRFA to coordinate chemical bulk storage inspections and requisite reporting to NYSDEC • Investigate cause of ongoing electrical service breaker trip on Automatic Transfer Switch #1 • Investigate the installation of a gravity pipe system to direct additional balance water (secondary effluent) to the thickener to improve sludge thickening operation

**VILLAGE OF BREWSTER
MONTHLY PROGRESS REPORT**

1. GENERAL INFORMATION		
Report No: 10 of 2011	Date: 10/19/2011	Contract No:
Facility Name: VOB / EPA Stormwater Phase II Regulations		

2. ENGINEERS STATUS OF PROJECT (Narrative description of the Upgrade Project tasks (and subtasks) undertaken by the Engineer as set forth in the Engineer's Contract and Scope of Work including :)	
a. Activities completed this month (attach additional pages as needed):	
<ul style="list-style-type: none"> • Conditional NEG DEC for Tonetta Brook made public via NYSDEC website on September 14, 2011. Thirty day review period ended October 14, 2011 • Two of three Purchase Orders from Putnam county were issued on 10/18.2011 for 2.3 million dollars • Approval from DEC on revisions to Wells Brook and Tonetta Brook Retrofits. Reduced Wells Brook from 580,000 cf to 250,000 cf and Redesigned Tonetta Brook from 35,000 cf to 50,000 cf • Maintained monthly stormwater maintenance/good housekeeping reports quantifying the number of pounds of litter and the number of cubic yards of sand cleaned up throughout the Village • Provided stormwater educational outreach materials to Village Clerk for disbursement in Village mailings 	
b. Status of activities in progress this month (attach additional pages as needed):	
<ul style="list-style-type: none"> • Awaiting NYCDEP re-write of old wastewater treatment plant Phase 1 Site Assessment. • Respond to NYCEP Comments on Wells Brook Stormwater Retrofit Project 	
c. Activities scheduled (attach additional pages as needed):	
<ul style="list-style-type: none"> • Negotiate Change Order with NYCEP • Negotiate with NYCEP regarding Tonetta Brook Retrofit • Commence Design of Tonetta Brook Retrofit • Commence Permitting of Tonetta Brook Retrofit • Commence Design of Wells Brook Retrofit • Commence Permitting of Wells Brook Retrofit 	

**VILLAGE OF BREWSTER
MONTHLY PROGRESS REPORT**

1. <u>GENERAL INFORMATION</u>		
Report No: 10 of 2011	Date: 10/19/2011	Contract No:
Facility Name: VOB / SAFTEA LU SIDEWALK		

2. <u>ENGINEERS STATUS OF PROJECT</u> (Narrative description of the Upgrade Project tasks (and subtasks) undertaken by the Engineer as set forth in the Engineer's Contract and Scope of Work including:)	
a.	Activities completed this month (attach additional pages as needed):
	<ul style="list-style-type: none">Submitted revised Engineer's Report to NYSDOT on September 17, 2011
b.	Status of activities in progress this month (attach additional pages as needed):
c.	Activities scheduled (attach additional pages as needed):
	<ul style="list-style-type: none">Respond to NYSDOT comments on September 17, 2011 submittal if requiredBegin design of SAFTEA-LU Project upon NYSDOT approval

**VILLAGE OF
BREWSTER POLICE
DEPARTMENT
MONTHLY REPORT**

SEPTEMBER 2011

**POLICE CHIEF
John Del Gardo
Carmin Drogo**

VILLAGE OF BREWSTER POLICE DEPARTMENT

MONTHLY REPORT - ~~JUNE 2010~~ *SEPTEMBER, 2011*

TO: Mayor James Schoenig - Board of Trustees
FROM: Chief John Del Gardo
RE: Monthly Report Sept 2011

TICKETS

Uniform Traffic Tickets:	228
Parking Tickets:	131
Local Ordinance:	0
D.O.T.	85
Taxi Inspections	108

Tickets Total:	359
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ARRESTS

Peiffer	VTL 511
Peiffer	VTL 512
Oddo	VTL 511

Arrests Total:	3
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SECURITY VISITS PATROL

Sewer:	162
Water Tank:	151
Well Field:	97
Security Visits Total:	410

FOOT PATROL

Main Street:	116
M.T.A Station:	102
Residential:	41
Foot Patrol Total:	259

Administration:	22 Hours
911 Calls:	55
Walk-in Complaints:	38
Assists:	80
Court Hours	12

VEHICLE

Repairs:	\$0
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MILEAGE

7K-245	1593
7K-246	1051
7K-243	296

Mileage Total:	2940
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Fuel:	411 Gallons
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PARKING ENFORCEMENT

P.E.O Stockburger -	Hours: 62
	Tickets: 32

(Officers in-station with reports)
(Security Detail) 2 Officers

911 DISPATCHED CALLS – 55

AIDED CASE – 8

E.D.P. – 7

DISORDERLY MALE – 1

WELFARE CHECK – 3

VEHICLE ACCIDENT – 12

DISABLE VEHICLE – 1

ASSAULT – 1

BURGLARY – 1

DISPUTE – 5

911 HANG UP – 3

FIRE ALARM – 3

GAS ODOR – 1

SUSPICIOUS PERSON – 2

SUSPICIOUS PACKAGE – 1

HARASSMENT – 2

NOISE COMPLAINT – 1

MISSING PERSON – 1

LOST HANDBAG – 1

TRESPASS – 1

VILLAGE OF BREWSTER POLICE

**SELECTIVE TRAFFIC ENFORCEMENT
MONTH OF SEPTEMBER 2011**

STOP SIGN – 23

CELL PHONE – 15

SPEEDS – 40

SEAT BELTS – 3

UNLICENSED DRIVER – 14

VEHICLE TRAFFIC LAW ARRESTS – 3

D.O.T. TRUCK ENFORCEMENT – 85

TOTAL – 183

Village of Brewster Planning Board

David P. Kulo Jr.

Chairman

To James Schoenig, *Mayor*
Christine Piccini, *Trustee, Deputy Mayor*
Mary Bryde, *Trustee*
Teresa Stockburger, *Trustee*
Tom Boissonnault, *Trustee*
Peter Hansen, *Clerk & Treasurer*
Anthony Mole, *Counsel*

Regular Meeting September 27, 2011

450 Main Street – Rezoning Petition – John Hogan, representing the applicant and Marc Anderson, who recused himself, came to offer support of this petition to change property to B1 from PB. The building has been vacant for over three months. Mr. Anderson said inquiries to lease the premises were rejected because of its limited uses. There was support from the PB of the petition as an effort to revitalize downtown business. However, other Board members rejected the need to change the zoning, as it is unfair to other tenants in the area and sets a bad precedence. Parking was also an issue.

In recommending the zoning change, the vote was split 2-2. Each voting member submitted a letter to the Trustees with their opinion.

571 North Main Street – Foundation of Faith Church - Michael Liguori representing the applicant, urged the PB to set a Public Hearing in October, which the PB agreed, assuming the application would be complete, along with the necessary variance from Zoning.

September 2011 Code Enforcement Report



**VILLAGE OF BREWSTER
50 MAIN STREET
BREWSTER, NY 10509
(845) 279-3760**

SUMMARY REPORT

BUILDING FEES =	\$855
PROPERTY REGISTRATION =	\$945
<u>SAFETY INSPECTION =</u>	<u>\$200</u>
TOTAL FOR AUGUST =	\$2,000

Fire Inspections:	14
Order to Remedy:	28
Stop Work Order:	2
Violation Resolution:	5
Open or Pending:	25